

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/28/2009 and recorded in Book 9303 Page 115 Document 01040768 real property records of Brazos County, Texas. Re-filed in Book 9327 Page 11 real property records of Brazos County, Texas. Re-filed in Document 01042215 real property records of Brazos County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 04/05/2016

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Brazos County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

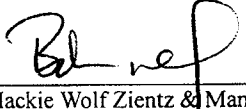
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by ROSEMARY FRANKLIN WILSON, provides that it secures the payment of the indebtedness in the original principal amount of \$938,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CIT Bank, N.A. is the current mortgagee of the note and deed of trust and FINANCIAL FREEDOM SENIOR FUNDING CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is CIT Bank, N.A. c/o FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, 2900 Esperanza Crossing, Austin, TX 78758 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** CIT Bank, N.A. obtained a Order from the 272nd District Court of Brazos County on 01/15/2016 under Cause No. 15-002654-CV-272. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT OR SHARON ST. PIERRE, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER,
DAVID SIMS, ROBERT LAMONT OR SHARON ST. PIERRE
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

EXHIBIT "A"

| | | | |
|----------|----|------|------|
| Doc | Bk | Vol | Page |
| 01042215 | DR | 9327 | 23 |

BEING all that certain tract or parcel of land lying and being situated in the COLBERT BAKER LEAGUE, Abstract No. 4, Brazos County, Texas, and being a part of that 21.75 acre tract of land conveyed to John Wilson by deed recorded in Volume 25, Page 266, Deed Records of Brazos County, Texas, and being described as follows:

BEGINNING at a concrete monument marker found at the most northerly common corner of this tract and a 57.88 acre tract conveyed to Robert Neil McCaully (6185/142), same marker being in the west right of way line of Farm to Market Road 974;

THENCE along the said west right of way line of Farm to Market Road 974 for the following calls:

S 00° 00' 00" W - 288.89 feet to a 5/8" iron rod with cap set;

S 10° 00' 00" W - 722.23 feet to a 5/8" iron rod with cap set;

S 34° 30' 14" W - 138.89 feet to a 5/8" iron rod with cap set;

S 40° 51' 25" W - 778.56 feet to a 5/8" iron rod set for the most southerly common corner between this tract and a 75 acre tract conveyed to Grace Locke (890/460);

THENCE N 45° 29' 31" W - 700.11 feet along the common line between this tract and said Locke 75.0 acre tract to a 5/8" iron rod set for the most westerly common corner between this tract, said Locke 75 acre tract, a 32.26 acre tract conveyed to Michael L. Greer (6796/212) and said McCaully 57.88 acre tract;

THENCE N 45° 00' 00" E - 1715.00 feet along common line between this tract and said McCaully 57.88 acre tract to the PLACE OF BEGINNING and containing 20.07 acres of land, more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

Our File Number: 15-13698

Name: INGRID C ANDERSON, AN UNMARRIED WOMAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 25, 2006, INGRID C. ANDERSON, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00927897, in Book 7352, at Page 35, in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 5, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in BRAZOS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT ONE (1), BLOCK ONE (1), PECAN TRACE SUBDIVISION, CITY OF BRYAN,
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3404, PAGE 287 OF
THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

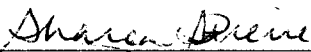
Property Address: 1448 BECK ST
BRYAN, TX 77803-3703
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 8th day of February, 2016.


Sharon St. Pierre, Robert LaMont, Harriett Fletcher, David Sims, Sheryl LaMont, Wes Wheat, Leb Kemp, Evan Press, Traci Yeaman, Wayne Wheat, Aarti Patel, Patrick Zwiers, Vince Ross, Jack Burns II, Kristopher Holub, Pete Florez, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

Resolve

Current Borrower: ANDREW JAMES PHOENIX JR. AND TERRIE L PHOENIX, HUSBAND AND WIFE
MH File Number: TX-14-22187-FC
VA/FHA/PMI Number:
Loan Type: VA
Property Address: 107 MILE DRIVE, COLLEGE STATION, TX 77845

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/3/2011
Grantor(s)/Mortgagor(s): ANDREW JAMES PHOENIX JR. AND TERRIE L PHOENIX, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. MERS IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR AMERICA'S CHOICE HOME LOAN LP
Current Beneficiary/Mortgagee: BANK OF AMERICA, N.A.

Recorded in: **Property County:** Filed for Record in: BRAZOS COUNTY
Volume: 10073 On: Nov 03, 2016 at 03:59P
Page: 44 As a
Instrument No: 2011-1086203 Posting Real Estate Notice
Mortgage Servicer: **Mortgage Servicer's Address:** 7105 Corporate Drive, Plano, TX 75024 2.00
Bank of America, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. Record Number - 568779

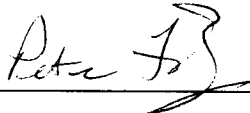
Legal Description: TRACT ONE: LOT ONE-R (1R), BLOCK ONE (1), OF BERNADINE ESTATES FIRST INSTALLMENT, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 472, PAGE 619 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. TRACT TWO: TRACT 'A-2'-R, BLOCK ONE (1), BERNADINE ESTATES FIRST INSTALLMENT, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 472, PAGE 649 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 4/5/2016 **Earliest Time Sale Will Begin:** 11:00AM

Place of Sale of Property: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING AT 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.


Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

NOTICE OF SUBSTITUTE TRUSTEE'S SALE Mar 14 2016 at 10:11:49

As a
WHEREAS, on October 20, 2006, Gary Wilkins and Tammy Wilkins (**"Borrower"**) executed a Texas Home Equity Security Instrument in favor of Countrywide Home Loans, Inc. ("Deed of Trust"). The Deed of Trust was recorded in Instrument Number 00944505 in Brazos County, Texas on October 6, 2006; and

Record Number - 069658
For
Amber, County Clerk
WHEREAS, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-23 by Ditech Financial LLC FKA Green Tree Servicing LLC ("Ditech") is now the owner and holder of the Deed of Trust; and

WHEREAS, Jamie E. Silver, B. Bruce Johnson, Natalie Paul, Briea DiMarco, Alexandra Sallade, Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims or Robert LaMont have been appointed Substitute Trustee in place of the original Trustee, with all rights, powers, and immunities of the original Trustee; and

WHEREAS, default has occurred under the Deed of Trust and Ditech has instructed the Substitute Trustee to sell the property under the following terms and conditions.

Property To Be Sold. BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT TWO (2), BLOCK (1), NORTH COUNTRY ESTATES, PHASE ONE, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3878, PAGE 219, OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS

Date, Time and Place of Sale:

Date: April 5, 2016

Time: Beginning no earlier than 11:00 a.m. and no later than three hours thereafter.

Place: Brazos County Texas in the area designated by the Commissioner's Court of Brazos County pursuant to section 51.002 of the Texas Property Code or, if no area is designated by the Commissioner's Court, then the atrium on the 1st floor of the County Administration Building, 200 South Texas Avenue, Bryan, Texas.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash and shall not cover any part of the property that has been released of public record. The beneficiary has the right to direct the Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Except to the extent that the Substitute Trustee may bind and obligate the Borrower to warrant title to the property under the terms of the Deed of Trust, the property will be sold in "AS IS, WHERE IS" without any representations and warranties, whatsoever, express or implied, and subject to all matters of record affecting the property. The Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee. The beneficiary may postpone, withdraw or reschedule the sale and the Substitute Trustee need not announce the postponement, withdrawal or rescheduling. The

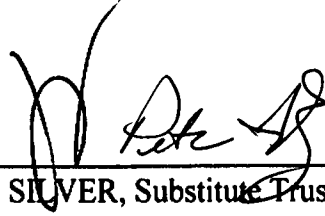


4566150

beneficiary may appoint another Substitute Trustee to conduct the sale. Questions concerning the sale may be directed to the undersigned or to the beneficiary, Ditech at (480) 383-2084.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated this 8th day of March, 2016.

A handwritten signature in black ink, appearing to read "Jamie Silver", is written over a horizontal line.

JAMIE SILVER, Substitute Trustee
12720 Hillcrest Road, Suite 280
Dallas, Texas 75230
(972) 788-4610 telephone
(972) 386-7694 telecopier

CAUSE NO. 15-002880-CV-85

IN RE: ORDER FOR FORECLOSURE
CONCERNING

4412 FM 974
BRYAN, TEXAS 77808

under Tex. R. Civ. Proc. 736

) IN THE DISTRICT COURT
)
)
)
)
)

OF BRAZOS COUNTY, TEXAS

_____ JUDICIAL DISTRICT

ORDER FOR FORECLOSURE

TO THE HONORABLE JUDGE OF SAID COURT:

Came on for consideration the application of The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-23 by Ditech Financial LLC FKA Green Tree Servicing LLC ("Applicant"), for Order for Foreclosure pursuant to Texas Rules of Civil Procedure 736. The Court is of the opinion that said application should be granted. On October 20, 2006, Tammy Wilkins ("Respondent") executed a Texas Home Equity Note ("Note") in the original principal amount of \$155,200.00 and a Deed of Trust. Respondent is obligated to pay the debt secured by the property according to the records of the holder of the debt. Petitioner is currently the legal owner and holder of the Note and is authorized to bring and maintain this action. The debt is secured by a lien created under the Tex. Const. Art. XVI, § 50(a)(6). Respondent is in default of its obligation to Petitioner in that payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust. Petitioner has given the requisite notices to cure the default and accelerate the maturity of the debt under the Security Instrument, Texas Property Code §51.002, and applicable law.

The court further finds that this is an *in rem* proceeding; that the Application filed by Applicant complies with Texas Rules of Civil Procedure 735 and 736; that Respondent has not previously filed a response; that a copy of the required return of service has been on file with the Clerk of Court for at least ten days, exclusive of date of filing; that the Applicant has met its burden of proof as to the elements of Texas Rules of Civil Procedure 736.1; and that the Applicant should proceed with foreclosure of the Property under the terms of the security instrument and Texas Property Code § 51.002.

The name and last known address of each respondent subject to the order is:

Tammy Wilkins
4412 FM 974
Bryan, Texas 77808

Occupant
4412 FM 974
Bryan, Texas 77808

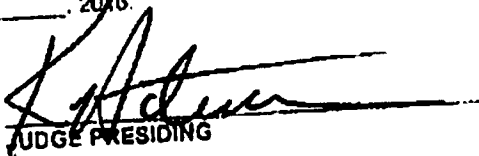
The lien to be foreclosed was recorded in Instrument Number 00944505 of the deed records of Brazos County on October 6, 2006.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that the Applicant may proceed with foreclosure of the property commonly known as 4412 FM 974, Bryan, Texas 77808 and with a legal description of: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT TWO (2), BLOCK (1), NORTH COUNTRY ESTATES, PHASE ONE, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3878, PAGE 219, OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS;

IT IS FURTHER ORDERED that the Applicant send a copy of this Order to Respondent with the notice of foreclosure sale; and

IT IS FURTHER ORDERED that the Applicant may communicate with the Respondent and all third parties reasonably necessary to conduct the foreclosure sale.

SIGNED on Jan 25, 2016.


JUDGE PRESIDING

APPROVED AS TO FORM AND ENTRY REQUESTED:
JOHNSON & SILVER, LLP



JAMIE E. SILVER
State Bar No. 24042907
12720 Hillcrest Road, Suite 280
Dallas, Texas 75230
Legalservice@lawblj.com
(972) 788-4610
(972) 386-7694 telecopier
ATTORNEYS FOR APPLICANT

AFTER RECORDING, RETURN TO:
Johnson & Silver, LLP
12720 Hillcrest Road, Suite 280
Dallas, Texas 75230

On: Mar 15, 2016 at 08:17A

NOTICE OF FORECLOSURE SALE

As a
Posting Real Estate Notice

STATE OF TEXAS

Amount 2.00

COUNTY OF BRAZOS

Receipt Number - 569708
By,
Debbie Baker

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to be Sold. The property to be sold is described as follows:

Lot Three (3), Block Two (2), Quail Run Estates Phase I, Brazos County, according to plat thereof recorded in Volume 351, Page 565 of the Deed Records of Brazos County, Texas.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover the property that has been released from the liens of the Deed of Trust.

2. Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: April 5, 2016

Time: Between the hours of 10:00 a.m. and 4:00 p.m. The sale shall commence at a time no earlier than 1:00 p.m. or within three (3) hours thereafter.

Place: In the commons area of the Brazos County Courthouse in Bryan, Texas.

The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting and refileing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by Chet C. Lindsey. The Deed of Trust is dated June 1, 2010, and is recorded in Volume 9654, Page 214, Official Records, Brazos County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively called "Obligations") including but not limited to (a) the promissory note in the original principal sum of \$192,000.00 executed by Chet C. Lindsey and payable to the order of John Lewis and Margaret J. Lewis; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Chet C. Lindsey to John Lewis and Margaret J. Lewis. Margaret J. Lewis, Individually and as Independent Executrix of the Estate of John Oswald Lewis, is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "Beneficiary".

As of March 11, 2016, there was owed \$157,096.24 on the Note, being principal and interest in the following amounts: \$146,355.01 of principal and \$10,741.23 of interest. The note is bearing interest at the rate of \$72.17 per day thereafter.


Attorneys fees will also be included in the amount due through foreclosure. Delinquent ad valorem taxes are also due, and the sale will conducted subject to the lien for property taxes.

An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Beneficiary as follows:

HOELSCHER, LIPSEY, ELMORE & POOLE, P.C.
1021 University Drive East
College Station, Texas 77840
Attention: LAUREN E. TURNBILL

6. Default and Request to Act. Default has occurred under the Deed of Trust and the Beneficiary has requested either of us, as the Trustee or Successor Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED March 11, 2016.



Cully Lipsey, Trustee
Lauren Turnbill, Substitute Trustee
Hoelscher, Lipsey, Elmore & Poole, P.C.
1021 University Drive East
College Station, TX 77840-2120
(979) 846-4726

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: TRACT ONE: FEE SIMPLE For Record in: BRAZOS COUNTY Unit: Feb 25, 2016 at 12:35 PM UNIT TWENTY-ONE L (21L), BUILDING TWENTY-ONE (21), THE WOODLANDS OF COLLEGE STATION RESIDENTIAL SUB-CONDOMINIUMS, A CONDOMINIUM PROJECT IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE MASTER CONDOMINIUM DOMINIUM Estate Notice DECLARATION THEREOF, IN VOLUME 8145, PAGE 143; THE SUBORDINATE CONODINIUM Amount: \$4.1M DECLARATION, IN VOLUME 8146, PAGE 1; THE FIRST AMENDMENT TO SUBORDINATE DECLARATION OF CONDOMINIUM REGIME IN VOLUME 8152, PAGE 60; THE SECOND AMENDMENT TO SUBORDINATE DECLARATION OF CONDOMINIUM OF CONDOMINIUM REGIME IN VOLUME 8158, PAGE 195 AND ~~THE THIRD AMENDMENT~~ Unit: Feb 25, 2016 at 12:35 PM TO SUBORDINATE DECLARATION OF CONDOMINIUM REGIME IN VOLUME 8413, PAGE 173, AND THE PARTIAL ASSIGNMENTS OF DECLARANT'S RIGHTS IN VOLUME 8382, PAGE 263, VOLUME 8382, PAGE 275 AND VOLUME 8382, PAGE 268, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

TRACT TWO: EASEMENT
ACCESS EASEMENT RIGHTS UNDER THE TERMS, CONDITIONS AND STIPULATIONS AS CREATED IN THE DECLARATION OF COVENANTS, RESTRICITIONS AND EASEMENTS DATED AUGUST 4, 2006 AND RECORDED IN VOLUME 7498, PAGE 255 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/22/2008 and recorded in Document 00995643 real property records of Brazos County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 04/05/2016

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

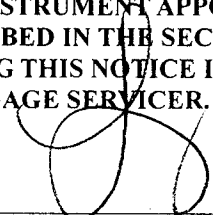
Place: Brazos County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by JOHN HARAL AND ELIZABETH HARAL, provides that it secures the payment of the indebtedness in the original principal amount of \$141,930.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT OR SHARON ST. PIERRE, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


PETE FLOREZ, SHERYL LAMONT, HARRIETT
FLETCHER, DAVID SIMS, ROBERT LAMONT OR
SHARON ST. PIERRE
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529



4564667

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/12/2008
Grantor(s): PRENTICE RAY DEBOSE, A SINGLE MAN, AND MARSHA ANN ESPITIA, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WESTSTAR MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$113,705.00
Recording Information: Book 8447 Page 261 Instrument 00989164
Property County: Brazos
Property: LOTS SEVEN (7) AND EIGHT (8), BLOCK TWENTY-SEVEN (27), CASTLE HEIGHTS SUBDIVISION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 134, PAGE 183 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS
Reported Address: 1202 LINCOLN STREET, BRYAN, TX 77808

Filed for Record in:
BRAZOS COUNTY
On: Feb 25, 2016 at 12:58PM
Amount: 2.00
Receipt Number - 542179
Winstonia Davenport

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of April, 2016
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.
Substitute Trustee(s): Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/29/2004
Grantor(s): FRANK T. CHARGUALAF AND TRICIA R. CABRERA, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST CONTINENTAL MORTGAGE, LTD, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$124,540.00
Recording Information: Book 6368 Page 4 Instrument 00873681
Property County: Brazos
Property: ALL OF LOT TEN (10), BLOCK FOUR (4), ALLEN PARK SUBDIVISION, PHASE TWO, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4180, PAGE 281 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 2226 HOWELL AVENUE, BRYAN, TX 77803

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of April, 2016
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.
Substitute Trustee(s): Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



NOTICE OF [SUBSTITUTE] TRUSTEE’S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: April 05, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 28, 2010 and recorded in Document VOLUME 9603, PAGE 106 real property records of BRAZOS County, Texas, with DAVID BUSTOS AND SHERRI FICKEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID BUSTOS AND SHERRI FICKEY, securing the payment of the indebtednesses in the original principal amount of \$127,546.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806



BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting
My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the BRAZOS County Clerk and caused to be posted at
the BRAZOS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



EXHIBIT "A"

LOT THREE (3), BLOCK ONE (1), SIERRA RIDGE ESTATES PHASE ONE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF
RECORDED IN VOLUME 9134, PAGE 125 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000005443395

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: April 05, 2016

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

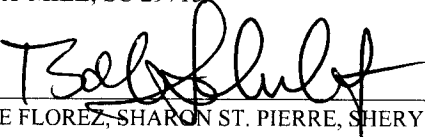
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 10, 2004 and recorded in Document VOLUME 5918, PAGE 13 real property records of BRAZOS County, Texas, with KELLYE CUMPTON STONE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KELLYE CUMPTON STONE, securing the payment of the indebtednesses in the original principal amount of \$71,202.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

 For:
PETE FLOREZ, SHARON ST. PIERRE, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, EVAN PRESS, KRISTOPHER HOLUB, PATRICK ZWIERS, EVAN PRESS, JACK BURNS II, AARTI PATEL, WAYNE WHEAT, WES WHEAT, LEB KEMP, TRACI YEAMAN, OR VINCE ROSS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS00000005697321

EXHIBIT "A"

LOT TWENTY- FOUR (24), BLOCK TEN (10), WHEELER RIDGE PHASE FIVE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 590, PAGE 259 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000005697321

2711 LYNNWOOD COURT
BRYAN, TX 77807

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

NS 2
County Clerk's Office

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: April 05, 2016

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 09, 2005 and recorded in Document VOLUME 6859, PAGE 139 real property records of BRAZOS County, Texas, with RALPH WARNER BAILEY AND JO CAROL BAILEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RALPH WARNER BAILEY AND JO CAROL BAILEY, securing the payment of the indebtednesses in the original principal amount of \$148,088.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

 for:
PETE FLOREZ, SHARON ST. PIERRE, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, EVAN PRESS, KRISTOPHER HOLUB, PATRICK ZWIERS, EVAN PRESS, JACK BURNS II, AARTI PATEL, WAYNE WHEAT, WES WHEAT, LEB KEMP, TRACI YEAMAN, OR VINCE ROSS
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

My name is Bob Schubert, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 3/14/16 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.

Certificate of Posting

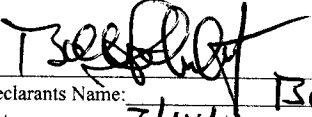

Declarant's Name: Bob Schubert
Date: 3/14/16



EXHIBIT "A"

ALL OF LOT TWENTY- THREE (23), BLOCK ONE (1) , OAK MEADOW SUBDIVISION , PHASE 2, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY , TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4759, PAGE 19 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.



NOS00000005852439

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/02/2012
Grantor(s): JEREMY MEJIAS, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$170,270.00
Recording Information: Book 10520 Page 1 Instrument 01111454
Property County: Brazos
Property: ALL OF LOT TWELVE (12), BLOCK THREE (3), EL CAMINO REAL ESTATES, AN ADDITION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4905, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
Reported Address: 4445 CONQUISTADOR CIRCLE, BRYAN, TX 77807

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of April, 2016
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

Substitute Trustee(s): Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



Filed for Record in:
Brazos County

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

On: Mar 14, 2016 at 1:03 PM

DEED OF TRUST INFORMATION:

| | | | |
|-------------------------------|--|----------------------------|--------|
| Date: | 06/18/2013 | As a | |
| Grantor(s): | JAMES L VOLKMAR AND JANICE VOLKMAR, HUSBAND AND WIFE | Posting Real Estate Notice | |
| Original Mortgagee: | WELLS FARGO BANK, N.A. | | |
| Original Principal: | \$274,000.00 | Amount | 2.00 |
| Recording Information: | Book 11436 Page 169 Instrument 2013-1160846 | Receipt Number - | 569657 |
| Property County: | Brazos | By: | |
| Property: | | Amber Moehlman | |

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT TWO (2), BLOCK FIVE (5), CASTLEGATE SUBDIVISION, SECTION 7, PHASE 2, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8369, PAGE 131, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Reported Address: 2451 STONE CASTLE CIRCLE, COLLEGE STATION, TX 77845-5494

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of April, 2016
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

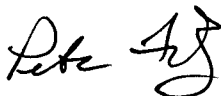
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



Filed for Record in:
NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE BRAZOS COUNTY

On: Mar 14, 2016 at 02:39P

DEED OF TRUST INFORMATION:

| | | | |
|-------------------------------|--|----------------------------|--------|
| Date: | 04/11/2001 | As a | |
| Grantor(s): | JERRY NEAL HORSMAN, JR., HUSBAND AND PATRICIA JEAN HORSMAN, WIFE | Posting Real Estate Notice | |
| Original Mortgagee: | CORNERSTONE MORTGAGE COMPANY | | |
| Original Principal: | \$123,018.00 | Amount | 2.00 |
| Recording Information: | Book 04116 Page 00162 Instrument 0740870 | Receipt Number - | 569657 |
| Property County: | Brazos | By, | |
| Property: | ALL OF LOT NUMBER FOUR (4), BLOCK NUMBER ONE (1), BUSH LANE ACRES, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3910, PAGE 128 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. | Amber Moehlman | |
| Reported Address: | 5457 MARCIA LN, BRYAN, TX 77803 | | |

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4

Mortgage Servicer: Wells Fargo Bank, N. A.

Current Beneficiary: U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-4

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of April, 2016

Time of Sale: 11:00AM or within three hours thereafter.

Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

Substitute Trustee(s): Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Sharon St. Pierre, Sheryl LaMont, Harriett Fletcher, David Sims, Robert LaMont, Evan Press, Kristopher Holub, Patrick Zwiers, Evan Press, Jack Burns II, Aarti Patel, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



9A

Filed for Record in:
BRAZOS COUNTY

NOTICE OF TRUSTEE'S SALE

FILED
Postline Real Estate Notice
2016 MAR -02 P 1:11
Amount: 2.00
Receipt Number - 568642
By: Lauren Reiskind
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public Records of:
BRAZOS COUNTY

DATE: March 2, 2016
PROMISSORY NOTE: Promissory Note described as:
Date: November 29, 2006
Maker: Astin Redevelopment Group, LLC f/k/a
Astin Redevelopment, L.P.
Original Payee: Lubbock National Bank dba Commerce National Bank and
City Bank
Principal Amount: \$14,850,036.00
Current Holder: City Bank

As modified from time to time including most recently by that certain Loan Modification Agreement dated April 10, 2014, to be effective as of November 26, 2013, by Maker in favor of Payee, and recorded at Volume 12940, Page 197 of the Official Public Records of Brazos County, Texas.

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

DEED OF TRUST: Deed of Trust, Security Agreement, and Assignment of Rents described as:
Date: November 29, 2006
Grantor: Astin Building Redevelopment Group, L.P.
Trustee: Thomas H. Aughinbaugh, III
Original Beneficiary: Lubbock National Bank dba Commerce National Bank and City Bank
Recording Information: Recorded in/under Instrument #00947506, Volume 7707, Page 232, Official Public Records of Brazos County, Texas
Current Beneficiary: City Bank

As assigned to City Bank as the sole beneficiary of the Deed of Trust by that certain Assignment from Lubbock National Bank dba Commerce National Bank to City Bank dated November 26, 2010 and recorded at Volume 9944, Page 265, Official Public Records of Brazos County, Texas

LENDER: City Bank
BORROWER: Astin Redevelopment Group, LLC f/k/a
Astin Redevelopment, LP

Property: See Exhibit A attached
Trustee: Thomas H. Aughinbaugh, III
Trustee's Mailing Address: 1221 University Drive
College Station, Texas 77840
Substitute Trustee: Jonathan Voight
Substitute Trustee's Mailing Address: 1409 University Drive East
College Station, Texas 77840
OR

Substitute Trustee: Michael Hicks, M. Andrew Stewart or Brad Odell
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
Lubbock, Texas 79401

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

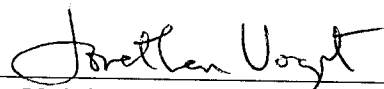
April 5, 2015, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

In the atrium of the Brazos County Administration Building, 200 South Texas, Bryan, Texas, or other such location as designated by the County Commissioners of Brazos County, Texas.

Default has occurred in the performance of certain obligations under the Note and the Credit Agreement of even date therewith by Borrower to Lender as well as certain obligations of the Deed of Trust and of the Loan Modification Agreement dated April 10, 2014, to be effective as of November 26, 2013, by Maker in favor of Payee, and recorded at Volume 12940, Page 197 of the Official Public Records of Brazos County, Texas (the "Loan Modification Agreement"), all of which secure the Promissory Note. As such, Lender has accelerated the balance due and owing on the Note, as modified by the Loan Modification Agreement, and because of such default, Lender, the owner and holder of the Promissory Note and Loan Modification Agreement, and the sole beneficiary of the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

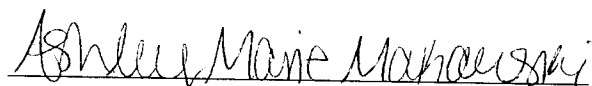


Jonathan Voight, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF BRAZOS)

This instrument was acknowledged before me on March 2, 2016, by Jonathan Voight, Substitute Trustee.


Notary Public, State of Texas

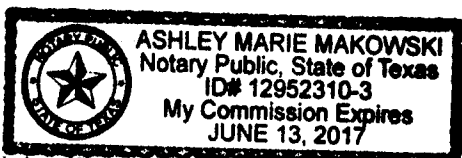


EXHIBIT "A"

Tract One:

Being all of that certain tract or parcel of land, lying and being situated in the City of Bryan, Brazos County, Texas, and being the South 1/2 of Lot 1, Block 257, City of Bryan, according to a map in common use recorded in Volume "H", Page 721, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING; at the intersection of the west right-of-way line of N. Main Street and the north right-of-way line of 26th Street;

THENCE: N 85° 15' 03" W - 100.00 feet along said 26th Street line to the intersection of said 26th Street line and the east right-of-way line of Bryan Avenue;

THENCE: N 4° 44' 57" E - 25.00 feet along said Bryan Avenue line and corner, same being in the end of a party wall, same declared the property line in a party wall agreement recorded ("O"405);

THENCE: S 85° 15' 03" E - 100.00 feet along the common line between this tract and the Brazos Varisco Estate tract according to said Party Wall Agreement and corner in said N. Main Street line;

THENCE: S 4° 44' 57" W - 25.00 feet along said N. Main Street line to the PLACE OF BEGINNING; and containing 0.06 acres of land, more or less.

On: Mar 14, 2016 at 02:42P

NOTICE OF FORECLOSURE SALE

As a
Posting Real Estate Notice

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: ALL OF THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, TO WIT: LOT TWENTY-ONE (21), BLOCK ONE (1), WESTCHESTER PARK PHASE ONE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1054, PAGE 373 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. BY FEE SIMPLE DEED FROM GARY L. BALMAIN AND CYNTHIA WOODS BALMAIN AS SET FORTH IN DEED BOOK 03827, PAGE 00256 AND RECORDED 6/1/2000, BRAZOS COUNTY RECORDS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/25/2003 and recorded in Book 5614 Page 240 Document 00830318 real property records of Brazos County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 05/03/2016

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

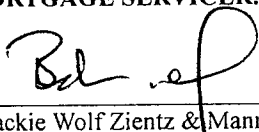
Place: Brazos County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

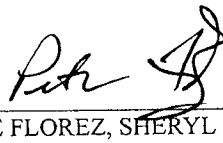
5. Obligations Secured. The Deed of Trust executed by JAY M PRITCHARD AND KIMBERLY G PRITCHARD, provides that it secures the payment of the indebtedness in the original principal amount of \$122,661.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT OR SHARON ST. PIERRE, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



PETE FLOREZ, SHERYL LAMONT, HARRIETT
FLETCHER, DAVID SIMS, ROBERT LAMONT OR
SHARON ST. PIERRE
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

